

**LYNCHBURG CITY COUNCIL**  
**Agenda Item Summary**

MEETING DATE: **April 9, 2002**

AGENDA ITEM NO.: 8

CONSENT:

REGULAR: **X**

CLOSED SESSION:  
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Preliminary Subdivision Plat and Street Dedication Requests – Extensions of Duncraig Drive and Northwynd Circle**

RECOMMENDATION: Approve a resolution approving a subdivision plat, including the dedication of public street extensions.

SUMMARY:

The Technical Review Committee found that the preliminary subdivision plat meets all of the major Subdivision Ordinance requirements.

PRIOR ACTION(S):

March 20, 2002:      Planning Commission (PC) recommended approval  
                                Planning Division recommended approval

FISCAL IMPACT: N/A

CONTACT(S):

Rachel Flynn/847-1508, ext. 253  
Annette Chenault/847-1508, ext. 258

ATTACHMENT(S):

- Resolution
- PC Report
- PC Minutes
- Subdivision Plat by Hurt & Proffitt, Inc.

REVIEWED BY:

## RESOLUTION

### A RESOLUTION APPROVING A SUBDIVISION PLAT, INCLUDING THE DEDICATION OF PUBLIC STREET EXTENSIONS.

---

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG That the preliminary subdivision plat entitled, "Plat Showing Division of the Property of J.E. Jamerson & Sons, Inc., Tradewynd Square and Duncraig Court," made by Hurt & Proffitt, Inc., dated March 27, 2001, subdividing 33.012 acres of land in the Wyndhurst Traditional Neighborhood Development into twenty (20) lots for residential development, including the dedication of a fifty (50) foot wide right of way for the proposed extension of Duncraig Drive, the dedication of a fifty (50) foot wide right of way for the extension of Northwynd Circle directly across Wyndhurst Drive from Tradewynd Drive and the dedication of a sixty (60) foot wide right of way for the extension of Northwynd Circle directly across Wyndhurst Drive from Northwynd Circle to be constructed in compliance with the above referenced plat, be, and the same is hereby, approved and accepted, contingent upon obtaining construction bonds, the recordation of an executed subdivision plat and the construction of the street extensions in accordance with City standards.

Adopted:

Certified:

\_\_\_\_\_  
Clerk of Council

079L

---

To: Planning Commission  
From: Planning Division  
Date: March 20, 2002  
RE: STREET DEDICATION REQUESTS – EXTENSIONS OF DUNCRAIG DRIVE AND NORTHWYND CIRCLE

---

SYNOPSIS J. E. Jamerson & Sons, Inc., property owner, is requesting approval of the street dedications for the proposed *Tradewynd Square and Duncraig Court* which would subdivide 33.012 acres into 20 lots for residential development with a parcel for parking, a parcel for open space, a 20' private alley and a residue tract of 25.872 acres. The proposed development would be served by new public street extensions of Duncraig Drive and Northwynd Circle, off Wyndhurst Drive. This project is part of the Wyndhurst Traditional Neighborhood Development.

---

#### SUMMARY

The Technical Review Committee reviewed the preliminary subdivision plat and found that it meets all of the major Subdivision Ordinance requirements.

Planning Division recommends approval of the street dedications request.

---

#### REQUIRED ACTION

Consideration of the Planning Division's recommendation.

---

#### BACKGROUND

Mrs. Maggie Cossman, Hurt & Proffitt, Inc., represents J. E. Jamerson & Sons, Inc. The subject tract of land contains a total of 33.012 acres, of which 3.647 acres would be subdivided into 20 lots for residential development. A 20' private alley would serve Lots 1-12. In addition, Parcel 1, containing 1.813 acres, would be created and reserved partly for a parking area. There would be a 0.108 acre parcel reserved for open space and a residue tract containing 25.872 acres.

The proposed development would be served by new public street extensions of Duncraig Drive and Northwynd Circle. Duncraig Drive, with 50 feet of right-of-way, is proposed to extend from Wyndhurst Drive approximately 720 feet in a northeasterly direction to terminate at the residue tract. Northwynd Circle is proposed to be extended from two separate locations, as follows:

- From Wyndhurst Drive (directly across from Tradewynd Drive), Northwynd Circle, with 50 feet of right-of-way, is proposed to extend approximately 250 feet in an easterly direction to its terminus in the residue tract.
- From Wyndhurst Drive (directly across from Northwynd Circle), Northwynd Circle, with 60 feet of right-of-way, is proposed to extend approximately 150 feet in an easterly direction to its terminus in the residue tract.

Both extensions of Northwynd Circle will eventually connect in a circular pattern on the East Side of Wyndhurst Drive.

A majority of the residue tract is zoned R-1, Low-Density Single-Family Residential District. The lots to be developed are zoned R-2 (Conditional), Low-Medium Density Single-Family Residential District. The following conditions were applied to the R-2 (C) area:

- "An area of 150' in width adjacent to all the adjoining properties shall be limited to uses and conditions that are allowed in an R-1 zone only. Furthermore, the four existing "stub" streets and a portion of Lockwood Drive that now abut this area shall not be connected to this development.
- It is the desire of the owner to develop the remainder of this area into a traditional neighborhood development. This would include a mixed use of business, commercial and residential in the same area. Existing zoning does not provide for this concept. The owner plans to pursue this concept in

cooperation with the City staff as well as neighborhood leadership and possibly apply for zoning other than R-2 (C) for this area at a later date. If so, the conditions of the preceding paragraph will still apply. If the R-2 (C) zoning is approved and a traditional neighborhood development is not accomplished, the owner acknowledges that he anticipates a YMCA site and a library site within the R-2 (C) zone."

City water and sewer services are available to the property. Utilities for the new development are to be located underground.

The Subdivision Ordinance requires Planning Commission and City Council review and approval because the subdivision proposes the dedication of new public street extensions.

#### TECHNICAL REVIEW COMMITTEE COMMENTS

On January 22 the Technical Review Committee (TRC) reviewed a preliminary subdivision plat for the subject property. The TRC noted the need for several revisions which are minor in nature and which are expected to be resolved by the petitioner prior to the approval of a final subdivision plat. The TRC had no comments of significance to the consideration of the requested subdivision and street extensions.

#### PLANNING DIVISION RECOMMENDATION

Based on the preceding information and analysis, the Planning Division recommends the following:

That the Planning Commission recommends to City Council approval of the subdivision plat entitled *Plat Showing Division of the Property of J. E. Jamerson & Sons, Inc., Tradewynd Square and Duncraig Court*, by Hurt & Proffitt, Inc., dated March 27, 2001 to create 20 lots for residential development with a parcel for parking, an open space parcel, a 20' private alley and a residue tract containing a total of 33.012 acres. The plat includes (1) the dedication of right-of-way 50 feet in width for the proposed public street extension of Duncraig Drive; (2) the dedication of right-of-way 50 feet in width for an extension of Northwynd Circle directly across Wyndhurst Drive from Tradewynd Drive; and (3) the dedication of right-of-way 60 feet in width for an extension of Northwynd Circle directly across Wyndhurst Drive from Northwynd Circle. The street extensions are to be constructed in substantial compliance with the preliminary subdivision plat. The acceptance of Duncraig Drive and Northwynd Circle as public street extensions is contingent on J. E. Jamerson and Sons, Inc., filing a properly executed subdivision plat to be recorded among the land records in the Office of the Clerk of the Circuit Court; the filing of approved street and utility plans and the necessary construction bonds with the City; and the construction of the streets in accordance with City standards. The failure to fully comply with these conditions shall render the City's acceptance of Duncraig Drive and Northwynd Circle as public street extensions null and void.

This matter is hereby offered for your consideration.

---

William K. McDonald, AICP  
Acting City Planner

pc: Mr. L. Kimball Payne, III, City Manager  
Mr. Walter C. Erwin, City Attorney  
Ms. Rachel O. Flynn, Director of Community Planning & Development  
Mr. Bruce A. McNabb, Director of Public Works  
Mr. John W. Jennings, Fire Marshal  
Ms. J. Lee Newland, City Engineer  
Mr. Gerry L. Harter, Traffic Engineer  
Mr. Karl Cooler, Building Official  
Mr. Arthur L. Tolley, Zoning Official  
Mr. Robert S. Fowler, Zoning Official  
Mrs. Maggie Cossman, Representative

Minutes from the March 20, 2002 Planning Commission meeting

J. E. Jamerson & Sons, Inc., property owner, is requesting approval of the street dedications for the proposed *Tradewynd Square and Duncraig Court* which would subdivide 33.012 acres into 20 lots for residential development with a parcel for parking, a parcel for open space, a 20' private alley and a residue tract of 25.872 acres. The proposed development would be served by new public street extensions of Duncraig Drive and Northwynd Circle, off Wyndhurst Drive. This project is part of the Wyndhurst Traditional Neighborhood Development.

After further discussion, Commissioner Pulliam made the following motion, which was seconded by Commissioner Worthington and passed by the following vote:

"That the Planning Commission recommends to City Council approval of the subdivision plat entitled *Plat Showing Division of the Property of J. E. Jamerson & Sons, Inc., Tradewynd Square and Duncraig Court*, by Hurt & Proffitt, Inc., dated March 27, 2001 to create 20 lots for residential development with a parcel for parking, an open space parcel, a 20' private alley and a residue tract containing a total of 33.012 acres. The plat includes (1) the dedication of right-of-way 50 feet in width for the proposed public street extension of Duncraig Drive; (2) the dedication of right-of-way 50 feet in width for an extension of Northwynd Circle directly across Wyndhurst Drive from Tradewynd Drive; and (3) the dedication of right-of-way 60 feet in width for an extension of Northwynd Circle directly across Wyndhurst Drive from Northwynd Circle. The street extensions are to be constructed in substantial compliance with the preliminary subdivision plat. The acceptance of Duncraig Drive and Northwynd Circle as public street extensions is contingent on J. E. Jamerson and Sons, Inc., filing a properly executed subdivision plat to be recorded among the land records in the Office of the Clerk of the Circuit Court; the filing of approved street and utility plans and the necessary construction bonds with the City; and the construction of the streets in accordance with City standards. The failure to fully comply with these conditions shall render the City's acceptance of Duncraig Drive and Northwynd Circle as public street

|              |   |   |
|--------------|---|---|
| AYES:        | Dahlgren, Echols, Flint, Moore, Pulliam, Wilkins, Worthington | 7 |
| NOES:        |   | 0 |
| ABSTENTIONS: |   | 0 |

